

HUNTINGTON BEACH
SOUTHEAST AREA COMMITTEE
AUGUST 19, 2003

Attendance: Cathy Green, Mayor Pro Tem; Dave Sullivan, Councilmember; and Jill Hardy, Councilmember

City Staff: David Biggs, Dave Dominguez, Rose Mary Medel, Gus Duran, and Carol Runzel

Cathy Green called the meeting to order at 3:40 pm.

Public Comments:

Richard Loy asked about a master plan for the area. David Biggs talked about the Redevelopment Plan as not being a land use plan and iterated that next year the "Design for Development" will be drafted and if approved will allow for more restrictive design standards within the project area.

Loy asked about the expiration of Magolia Pacific Specific Plan (Ascon site). Rose Mary Medel said that the development agreement for the site expires in 2007. Clean-up of the site must occur before development.

Draft Operating Agreement between City and Agency for Southeast Coastal Redevelopment Project:

David Biggs, Director of Economic Development, reported on the draft Operating Agreement between the Redevelopment Agency and the City scheduled for the September 2nd meeting. In the agreement the City agrees to advance to the Agency funds to pay for public improvements as listed in the exhibit. The expenditures will become the debt of the Agency. The debt will be based upon the actual cash-flow of the project. The Agency will be able to collect the Tax Increment and repay the City from the Tax Increment. The project list will be updated annually to include a continuous five year public improvement program. From the most recent report from the OC assessor, the project area should achieve the projected cash flows. Approximately 60% of the Tax Increment will be available for capital projects after Pass Throughs, Housing Set Aside, ERAF shift payments and administrative expenses.

The meeting was adjourned at 4:35 PM.

Notes prepared by Carol Runzel, Assistant Project Manager